175.0	0008	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	599,900 / 599,900
					USE VALUE:	599,900 / 599,900
					ASSESSED:	599,900 / 599,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
319		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANDS HILARY M
Owner 2:	D ARCANGELO MARK J
Owner 3:	
Street 1:	319 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LORD ROBERT/LIFE ESTATE -
Owner 2:	-
Street 1:	319 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .111 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1942, having primarily Wood Shingle Exterior and 1352 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4834.000	204,400		395,500	599,900
Total Card	0.111	204,400		395,500	599,900
Total Parcel	0.111	204,400		395,500	599,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.78 /Parcel: 443.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 117705

GIS Ref

GIS Ref

Insp Date 07/19/18

!13692!

PREVIOUS ASSESSMENT

Parcel ID 175.0-0008-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	204,400	0	4,834.	395,500	599,900		Year end	12/23/2021
2021	101	FV	198,000	0	4,834.	395,500	593,500		Year End Roll	12/10/2020
2020	101	FV	198,400	0	4,834.	395,500	593,900	593,900	Year End Roll	12/18/2019
2019	101	FV	188,700	0	4,834.	389,900	578,600	578,600	Year End Roll	1/3/2019
2018	101	FV	188,700	0	4,834.	299,500	488,200	488,200	Year End Roll	12/20/2017
2017	101	FV	188,700	0	4,834.	282,500	471,200	471,200	Year End Roll	1/3/2017
2016	101	FV	188,700	0	4,834.	259,900	448,600	448,600	Year End	1/4/2016
2015	101	FV	177,800	0	4,834.	243,000	420,800	420,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:33:53

LAST REV

Date	Time
08/06/18	10:35:28
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13692

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LORD ROBERT/LIF	56197-419		12/31/2010	Estate/Div	308,000	No	No		
LORD ROBERT A J	31286-148		4/6/2000	Family	10	No	No		
	9725-464		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	117705
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	CC	Chris C
10/16/2008	Meas/Inspect	345	PATRIOT
12/21/1999	Meas/Inspect	243	PATRIOT
7/14/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4834		Sq. Ft.	Site		0	70.	1.17	6									395,515						395,500	

Total AC/HA:	0.11097	Total SF/SM:	4834	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	395,515	Spl Credit		Total:	395,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1942	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.97320992
Adj $ / SQ:	144.522
Other Features:	71800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	277732
Depreciation:	73321
Depreciated Total:	204411

COMMENTS

643-5865 of= sink in bsmt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

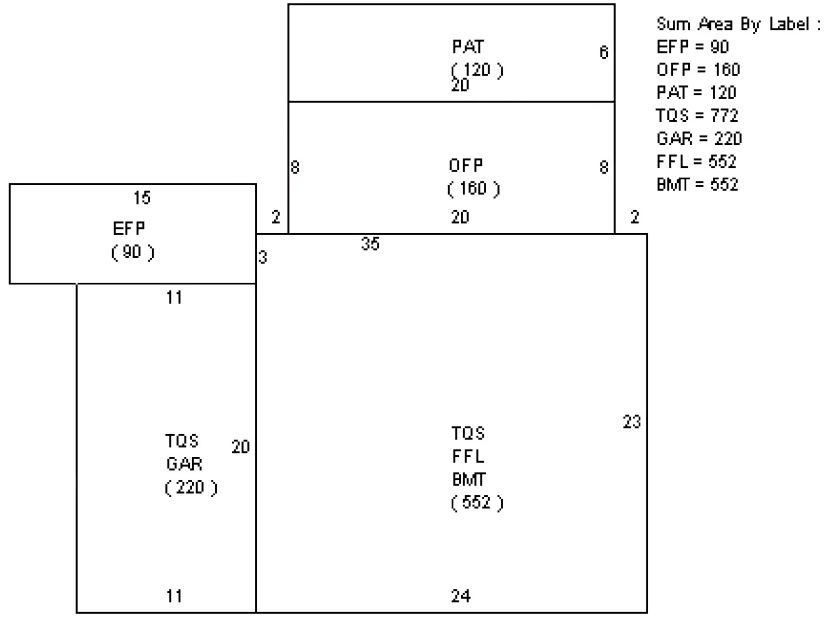
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	144.52
Special Features:	0	Val/Su Net:	89.93
Final Total:	204400	Val/Su SzAd	180.73

SKETCH



Sum Area By Label :
EFP = 90
OFP = 160
PAT = 120
TQS = 772
GAR = 220
FFL = 552
BMT = 552

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
TQS	3/4 Story	579	144.520	83,678
BMT	Basement	552	48.910	26,996
FFL	First Floor	552	144.520	79,776
GAR	Garage	220	25.660	5,645
OFP	Open Porch	160	26.090	4,175
PAT	Patio	120	5.230	628
EFP	Enclos Porch	90	55.940	5,034
	Net Sketched Area:	2,273	Total:	205,932
Size Ad	1131	Gross Area	2466	FinArea 1352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0008-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	